

161.0

0005

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
673,300 / 673,300
673,300 / 673,300
673,300 / 673,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		PROSPECT AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MORIN MICHAEL ETAL/ TRUSTEES	
Owner 2:	MORIN FAMILY SUPPLEMENTAL NEE	
Owner 3:		

Street 1:	17 GLENNON FARM LN
Street 2:	

Twn/City:	LEBANON
St/Prov:	NJ
Cntry:	
Own Occ:	N

Postal:	08833	Type:
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PREVIOUS OWNER	
Owner 1:	MORIN THOMAS F & MARY V -
Owner 2:	-

Street 1:	8 PROSPECT AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Aluminum Exterior and 1589 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	5538	Sq. Ft.	Site	0	70.	1.06	8														

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		
101		5538.000	259,300	3,700		410,300	673,300			
Total Card								Entered Lot Size		
Total Parcel								Total Land:		
Source:	Market Adj Cost			Total Value per SQ unit /Card:		423.73	/Parcel:	423.73	Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID										
161.0-0005-0004.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,300	3,700	5,538.	410,300	673,300		Year end	12/23/2021
2021	101	FV	251,700	3,700	5,538.	410,300	665,700		Year End Roll	12/10/2020
2020	101	FV	251,800	3,700	5,538.	410,300	665,800	665,800	Year End Roll	12/18/2019
2019	101	FV	199,900	3,700	5,538.	410,300	613,900	613,900	Year End Roll	1/3/2019
2018	101	FV	195,500	3,700	5,538.	363,400	562,600	562,600	Year End Roll	12/20/2017
2017	101	FV	195,500	3,700	5,538.	304,800	504,000	504,000	Year End Roll	1/3/2017
2016	101	FV	195,500	3,700	5,538.	304,800	504,000	504,000	Year End	1/4/2016
2015	101	FV	184,400	3,700	5,538.	263,800	451,900	451,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code
MORIN THOMAS F	46276-19	10/14/2005	Family	99 No No THOMAS F MORIN D.O.D. 4/7/2015 BK 67295 PG 23
	11766-97	11/14/1969		25,000 No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	497	Solar Pa	800					
5/31/2001	345	Alterati	1,000	C				EXTEND HOUSE AT FR
2/3/1995	37	Manual	1,500					WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2021	Mail Update	JO	Jenny O
9/12/2018	Inspected	BS	Barbara S
6/6/2018	MEAS&NOTICE	BS	Barbara S
6/18/2014	External Ins	PC	PHIL C
10/27/2008	Meas/Inspect	189	PATRIOT
11/8/2000	Hearing Chag	201	PATRIOT
11/24/1999	Meas/Inspect	263	PATRIOT
7/13/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA



USER DEFINED	
Prior Id # 1:	107743
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

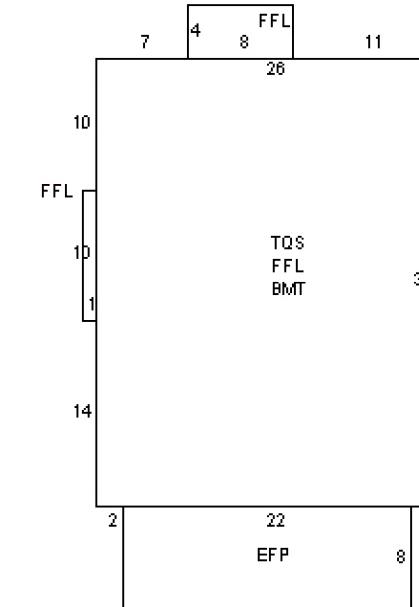
Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Fair
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 4	Baths: 1
	HB: 1		

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	Yes
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	35.6 %
CALC SUMMARY	
Basic \$ / SQ: 135.00	
Size Adj.: 1.31079292	
Const Adj.: 0.98000199	
Adj \$ / SQ: 173.418	
Other Features: 73767	
Grade Factor: 1.00	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 402683	
Depreciation: 143355	
Depreciated Total: 259328	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	173.42
Special Features:	0		Val/Su Net:	97.89
Final Total:	259300		Val/Su SzAd	163.18

SKETCH

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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	926	173.420	160,585						
BMT	Basement	884	52.030	45,991						
TQS	3/4 Story	663	173.420	114,976						
EFP	Enclos Porch	176	41.840	7,364						
Net Sketched Area:		2,649	Total:	328,916						
Size Ad	1589	Gross Area	2870	FinArea	1589					

IMAGE
AssessPro Patriot Properties, Inc
MOBILE HOME
 Make: Model: Serial #: Year: Color:
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700			3,700
2	Frame Shed	D	Y	1	6X8	A	AV	1950	0.00	T	40	101						
2	Frame Shed	D	Y	1	8X8	A	AV	1997	0.00	T	17.6	101						

 More: N Total Yard Items: 3,700 Total Special Features: Total: 3,700